

# City of Santa Barbara

### Planning Division

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, March 14, 2016 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

**BOARD MEMBERS:** FRED SWEENEY, *Chair* 

BRIAN MILLER, Vice-Chair

BERNI BERNSTEIN

LISA JAMES

JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor

DAVID ENG, Planning Technician

LETICIA I. MIGUEL, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Jaime Pierce and Fred Sweeney.

Staff present: David Eng.

#### NEW ITEM

A. 223 W ISLAY ST R-4 Zone

Assessor's Parcel Number: 027-091-002 Application Number: MST2016-00081 Owner: Brigitte G. Guehr

(Proposal to demolish an existing 328 square foot, detached two-car garage; construct a new 424 square foot two-car garage; and add a new 88 square foot covered front porch at an existing, one-story single-family residence.)

(The proposed additions and alterations do not require design review. Single Family Design Board review is required only for a waiver for fencing and landscaping requirements for private outdoor living space located in the front yard per SBMC §28.21.081.)

Motion: Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with comment:

1) Approval is granted to waive the requirement for fencing and landscaping requirements for private outdoor living space located in the front yard per SBMC §28.21.081. No other elements of the project scope were reviewed.

Action: Sweeney/Pierce, 2/0/0. Motion carried.

#### **REVIEW AFTER FINAL**

#### B. 20 CAMINO VERDE A-1 Zone

Assessor's Parcel Number: 019-282-027 Application Number: MST2012-00283 Owner: Rory Rye/ Jim Doub

Applicant: Jim Doub

Architect: Edwards Pitman Architects AIA

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio [FAR].)

(Review After Final is requested to add a 5-foot tall fence, including a driveway gate and pedestrian gate of the same height, across the front yard. Applicant is requesting an exception to the fence and screen height standards per SBMC §28.87.170. Determination required for consistency with neighborhood character.)

**Motion:** Approval of the Review After Final with condition and comments:

- 1) Lower the northernmost and southern segments of fencing to 4 feet tall, as noted on plans.
- 2) The Board finds the portion of fencing that exceeds 3-1/2 feet tall within 10 feet of the front lot line aesthetically appropriate to the site and neighborhood.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

#### FINAL REVIEW

#### C. 1568 LAS CANOAS RD A-1 Zone

Assessor's Parcel Number: 021-082-032
Application Number: MST2015-00517
Owner: Matthew J. Boeddeker

Architect: Tom Ochsner

(Proposal to permit the "as-built" conversion of the 361 square foot garage to habitable floor area and construct a new two-story, detached accessory building, including a 500 square foot, two-car garage, and 494 square feet of accessory space. The proposal also includes a 165 square foot family room addition, a new covered patio, a new guest parking space, and alterations to site paving. The proposed development total of 3,514 square feet, located on a 1.46 acre lot in the Hillside Design District, is 67% of the guideline floor-to-lot area ratio [FAR].)

#### (Final Approval is requested.)

**Motion:** Continued indefinitely to Consent Review.

Action: Sweeney/Pierce, 2/0/0. Motion carried.

#### **FINAL REVIEW**

#### D. 251 LA MARINA DR E-3/SD-3 Zone

Assessor's Parcel Number: 045-161-008
Application Number: MST2014-00583
Owner: Navid Eskandari
Applicant: Lauren Anderson
Architect: Alan Mcleod

(This is a revised project description for additions and alterations to an existing 800 square foot, one-story, single-family dwelling with an attached 250 square foot garage. The proposal includes a 648 square foot first-floor addition, a new 661 square foot second-floor addition, demolition of 100 square feet of the existing garage, and construction of a 298 square foot addition to the garage that will result in a 448 square foot two-car garage. The proposal also includes a new driveway and curb cut, new pool and spa, and 20 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,555 square feet of development on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 95% of the required floor-to-lot area ratio [FAR]. No zoning modifications are pursued with the revised project.)

#### (Final Approval is requested.)

Motion: Final Approval as submitted.

Action: Sweeney/Pierce, 2/0/0. Motion carried.

#### **FINAL REVIEW**

#### E. 1530 SHORELINE DR E-3/SD-3 Zone

Assessor's Parcel Number: 045-181-023
Application Number: MST2016-00075
Owner: Jeff Swaim
Designer: KSD, LLC

(Proposal to replace exterior doors and windows, and exterior finishes on an existing 1,977 square foot, two-story, single-family residence on a 6,969 square foot parcel in the Non-Appealable Jurisdiction of the Coastal Zone. No new floor area is proposed. This project will address violations identified in Zoning Information Report ZIR2014-00465.)

#### (Final Approval is requested.)

#### **Motion:** Final Approval with condition and comments:

- 1) Show exterior lighting outside the door on the first floor of the front elevation. Lighting shall match other exterior fixtures.
- 2) The Board recommends the applicant lower the height of the exterior stone finish on the first-floor by 18 inches.

Action: Pierce/Sweeney, 2/0/0. Motion carried.

\*\* CONSENT REVIEW ADJOURNED AT 11:31 A.M. \*\*